

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 12 Friendship Close, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$549,000 & \$589,000

Median sale price

Median price \$572,500 Property Type House Suburb Cranbourne (3977)
Period - From 01/12/2020 to 06/12/2021 Source Realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 CHARLOTTE PLACE, CRANBOURNE WEST VIC 3977	\$575,000	15/10/2021
66 WALLACE ROAD, CRANBOURNE VIC 3977	\$580,000	14/10/2021
3 BATES STREET, CRANBOURNE WEST VIC 3977	\$572,000	17/12/2021

This Statement of Information was prepared on: 30/12/2021